

FILED
SARPY COUNTY
DISTRICT COURT

NOTICE

2003 MAY -9 AM 9:48

TO: City Clerk of Papillion, Nebraska and
Sarpy County Clerk

Carol Kerner
CLERK OF THE DISTRICT COURT

Pursuant to Section 31-728 Nebraska Statutes, Notice is hereby given to inform you that a Petition has been filed on May 9, 2003 for the formation of Sanitary and Improvement District No. 245 of Sarpy County, Nebraska, in the Clerk of the District Court's Office at Sarpy County, Nebraska.

This case has been designated as Docket CI03 Number 691.

CLERK OF THE DISTRICT COURT
OF SARPY COUNTY, NEBRASKA

By *Carol Kerner*

Date May 9, 2003

T

FILED
SARPY COUNTY
DISTRICT COURT

IN THE DISTRICT COURT OF SARPY COUNTY, NEBRASKA

IN THE MATTER OF

2009 MAY -9 PM 2:59 9503
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PAGE 691

SANITARY AND IMPROVEMENT
DISTRICT NO. 245 OF SARPY
COUNTY, NEBRASKA

[Handwritten Signature]
CLERK OF DISTRICT COURT

DECREE

THIS MATTER coming on for hearing upon the duly executed Petition of the owners of all of the land included within said Sanitary and Improvement District No. 245 of Sarpy County, Nebraska, as more particularly described on Exhibit "A" attached hereto and by this reference made a part of this Decree, and upon the Articles of Association of said District duly executed by the owners of all of the land included within said District, and upon the evidence:

The Court finds:

1. That the owners of all of the real estate included within said District have executed and filed herein Articles of Association and the Petition with this Court as required by Sections 31-727 to 31-793 R.R.S., 1943, as amended.
2. That there are no owners of real estate within said District who are unknown or who are non-residents or who have failed to execute and file said Articles of Association and Petition and therefore issuance of summons or process should be dispensed with.
3. That the formation of such District will be conducive to public health, convenience and welfare of present and future owners of all of said real estate included within said District.
4. That none of said real estate is located within any municipal corporation.
5. That the five Trustees nominated in said Articles of Association are suitable persons, are owners of real estate located in said District and should be declared to be the Board of Trustees of said District to serve until their successors are duly elected and qualified.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

1. Sanitary and Improvement District No. 245 of Sarpy County, Nebraska has been duly organized according to law and is hereby declared to be a public corporation of the State of Nebraska under Sections 31-727 to 31-793 1943, as amended, that the real estate included in said District is as heretofore described herein.

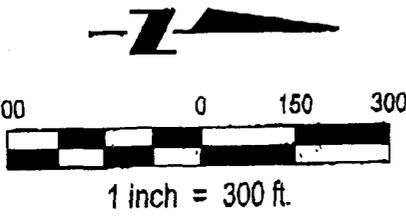
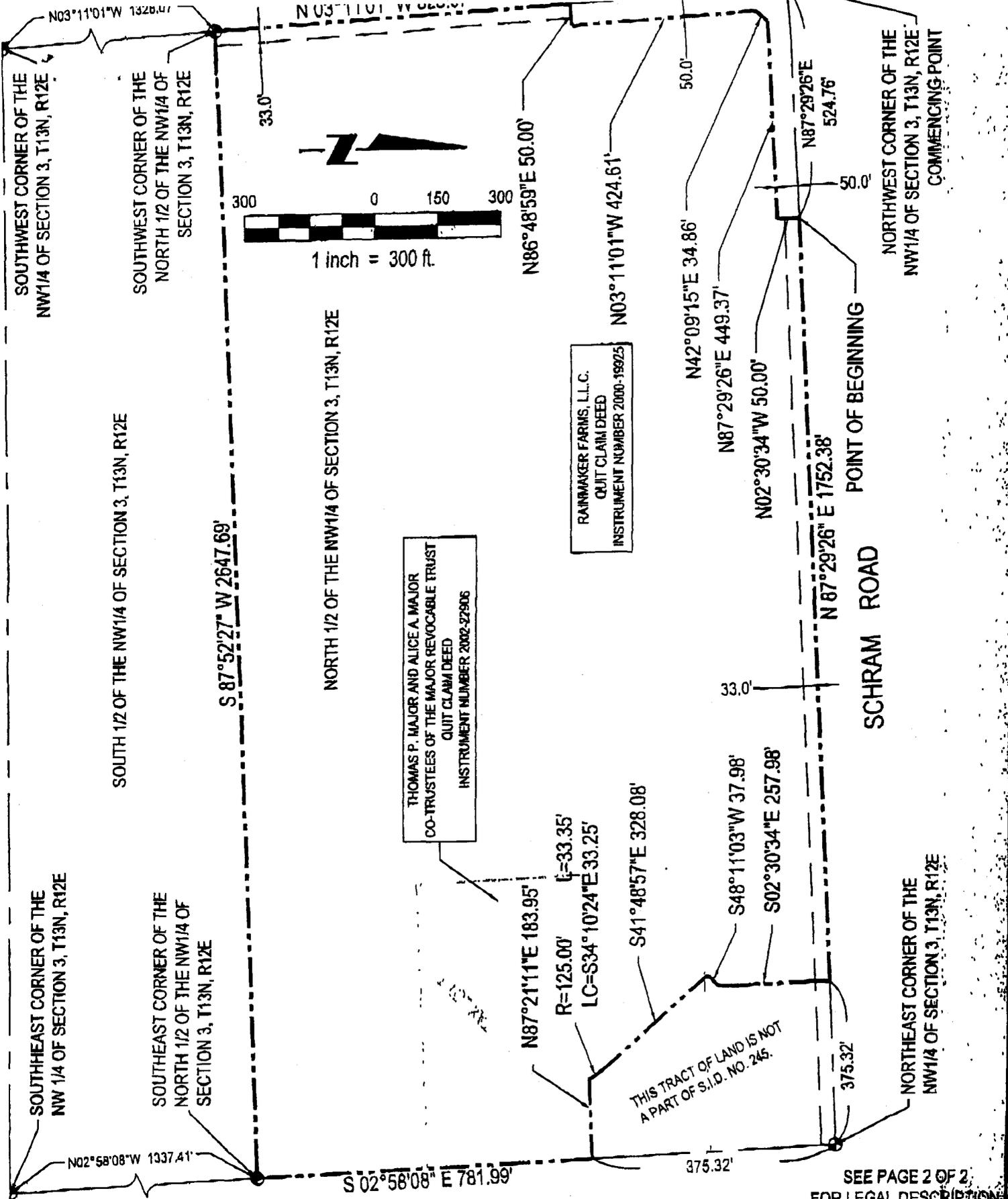
✓

2. That the five Trustees nominated in the Articles of Association of said District are hereby ordered to be the Board of Trustees of said District to serve until their successors are duly elected and qualified.

3. That within twenty (20) days hereafter the Clerk of this Court shall transmit to the Secretary of State of Nebraska a certified copy of the record of these proceedings for filing herein as provided by law, and a certified copy of the record of those proceedings together with a plat of the real estate included in said District shall also be filed in the office of the County Clerk wherein said land is located.

Entered and Decreed this 9th day of May, 2003.

J. A. Thompson
District Judge



THOMAS P. MAJOR AND ALICE A. MAJOR
 CO-TRUSTEES OF THE MAJOR REVOCABLE TRUST
 QUIT CLAIM DEED
 INSTRUMENT NUMBER 2002-27906

RAINMAKER FARMS, L.L.C.
 QUIT CLAIM DEED
 INSTRUMENT NUMBER 2000-19925

THIS TRACT OF LAND IS NOT
 A PART OF S.I.D. NO. 245.

SEE PAGE 2 OF 2
 FOR LEGAL DESCRIPTION



E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 12001 Q STREET OMAHA, NE 68157 PHONE: (402) 855-4700

Drawn by: BVS Chkd by: _____ Date: _____ Chkd by: _____ Date: _____

Job No.: 2003019.01 Date: 05/08/2003 SHEET 1 OF 2

**S.I.D. NO 245
 DISTRICT BOUNDARY**

A TRACT OF LAND LOCATED IN PART OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 3; AND ALSO TOGETHER WITH PART OF TAX LOT 7, A TAX LOT LOCATED IN THE NE 1/4 OF SAID NW 1/4 OF SECTION 3; ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE N87°29'26"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NW 1/4 OF SECTION 3, A DISTANCE OF 524.76 FEET TO THE POINT INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD AND SAID NORTH LINE OF THE NW 1/4 OF SECTION 3, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N87°29'26"E ALONG SAID NORTH LINE OF THE NW 1/4 OF SECTION 3, A DISTANCE OF 1752.38 FEET; THENCE S02°30'34"E, A DISTANCE OF 257.98 FEET; THENCE S48°11'03"W, A DISTANCE OF 37.98 FEET; THENCE S41°48'57"E, A DISTANCE OF 328.08 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 125.00 FEET, A DISTANCE OF 33.35 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S34°10'24"E, A DISTANCE OF 33.25 FEET; THENCE N87°21'11"E, A DISTANCE OF 183.95 FEET TO A POINT ON THE EAST LINE OF SAID NORTH 1/2 OF THE NW 1/4 OF SECTION 3; THENCE S02°58'08"E ALONG THE EAST LINE OF SAID NORTH 1/2 OF THE NW 1/4 OF SECTION 3, A DISTANCE OF 781.99 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE NW 1/4 OF SECTION 3; THENCE S87°52'27"W ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NW 1/4 OF SECTION 3, A DISTANCE OF 2647.69 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NW 1/4 OF SECTION 3; THENCE N03°11'01"W ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 3, A DISTANCE OF 828.07 FEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 96TH STREET AND SAID WEST LINE OF THE NW 1/4 OF SECTION 3; THENCE N86°48'59"E ALONG SAID EAST RIGHT-OF-WAY LINE OF 96TH STREET, A DISTANCE OF 50.00 FEET; THENCE N03°11'01"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 96TH STREET, A DISTANCE OF 424.61 FEET; THENCE N42°09'15"E ALONG SAID EAST RIGHT-OF-WAY LINE OF 96TH STREET, A DISTANCE OF 34.88 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF 96TH STREET AND SAID SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD; THENCE N87°29'28"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD, A DISTANCE OF 449.37 FEET; THENCE N02°30'34"W ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 3,304,472 SQUARE FEET OR 75.860 ACRES, MORE OR LESS.

SAID TRACT OF LAND CONTAINS AN AREA OF 85,165 SQUARE FEET OR 1.955 ACRES OF 33.00 FOOT WIDE 96TH STREET AND SCHRAM ROAD RIGHT-OF-WAY.

SEE PAGE 1 OF 2 FOR DRAWING



E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
12001 Q STREET OMAHA, NE 68157 PHONE: (402) 896-4700

S.I.D. NO 245
DISTRICT BOUNDARY

Drawn by: BVS Chkd by: _____ Date: _____ Chkd by: _____ Date: _____

Job No.: 2003019.01 Date: 05/08/2003 SHEET 2 OF 2

Exhibit "A", Page 2

ARTICLES OF ASSOCIATION
OF
SANITARY AND IMPROVEMENT DISTRICT NO. 245
OF SARPY COUNTY, NEBRASKA

COPY
FILED
SARPY COUNTY
DISTRICT
MAY 11 1999
AM 10:00

We, the undersigned, do hereby associate ourselves together for the purpose of forming a Sanitary and Improvement District under the provisions of Sections 31-727 to 31-793, inclusive, of the Reissued Revised Statutes of the State of Nebraska, 1943, as amended, and do hereby adopt the following Articles of Association.

ARTICLE I

The name of this District shall be Sanitary and Improvement District No. 245 of Sarpy County, Nebraska.

ARTICLE II

This District shall have perpetual existence.

ARTICLE III

The limits of this District and the area embraced therein shall be described on Exhibit "A" attached hereto and by this reference made a part hereof.

ARTICLE IV

The undersigned subscribers are the owners of all of the property in said proposed District and each of the undersigned has set out immediately opposite their respective names their several places of residence or business addresses.

ARTICLE V

The description of the several tracts of land situated in the District owned by the undersigned subscribers is hereinafter set out opposite the name of each undersigned.

ARTICLE VI

There are no owners of property within the District who have not joined in the execution of these Articles of Association nor are there any unknown owners of real estate embraced within the District.

ARTICLE VII

The purpose of this District shall be acquiring, installing, repairing, maintaining, renewing, operating and replacing electrical service lines and conduits, a sewer system, a water system, a system of sidewalks, public roads, streets and highways, to contract for fire protection and for resale to the residents of the District, to contract for gas and electricity, to contract for street lighting for the public streets and highways within the District and to

acquire, improve, and operate public parks, playgrounds and recreational facilities and to install and maintain a civil defense warning system. The District shall have all of the powers and authorities as are permitted by law, to achieve the purposes herein above set forth, including, but not in limitation of the foregoing, the power and authority to contract with corporations, utilities companies, or municipalities for water for fire protection and for resale to the residents of the District, and for electricity and gas, for street lighting of the public streets and highways within the District and for the disposal of sewage in the use of existing sewage improvement facilities and for the operation and maintenance of electrical service lines and conduits and to enter into contracts with other governmental authorities and subdivisions per the terms and powers granted by the "Interlocal Cooperation Act" of the State of Nebraska.

ARTICLE VIII

The undersigned owners and all owners of real estate within the District are willing and obligate themselves to pay the tax or taxes which may be levied against all of the property in the District and special assessments against the real property benefitted which may be assessed against them, to pay the expenses that may be necessary to install a sewer, or water system, or both a sewer and water system, the cost of contracting for fire protection and resale to the residents of the District, the cost of grading, changing grade, paving, repairing, graveling, regrading, widening or narrowing sidewalks and roads, resurfacing or relaying existing paving, or otherwise improving any public roads, streets, or highways within the District and the cost of electricity for street lighting for the public streets and highways within the District, and the cost of installing gas and electric service lines and conduits, the cost of acquiring, improving and operating public parks, playgrounds and recreational facilities, and the cost of installing and maintaining a civil defense warning system, as provided by law and all other costs and expenses incurred by the District as provided by law.

ARTICLE IX

The powers of this District shall be all powers granted by Sections 31-727 to 31-793 R.R.S. Neb. 1943, as amended, and all powers granted to corporations by the laws of the State of Nebraska and all amendments thereto.

ARTICLE X

The following named persons are proposed as Trustees to serve as a Board of Trustees of the District until their successors are elected and qualified:

James M. Ecker
Bruce R. Bahe
Rick Geiler
Neil Smith
Cheryl McKenzie

All of the foregoing Trustees are owners of real estate located in said District.

IN WITNESS WHEREOF, the undersigned, all being owners of real estate embraced within said District have executed these Articles of Association this 9th day of May, 2003.

NAME	ADDRESS	DESCRIPTION OF PROPERTY
HearthStone Homes, Inc.	810 North 96 th Street, Third Floor Omaha, NE 68114	Exhibit "B"
Bruce R. Bahe	16106 Monroe, Omaha, NE	Exhibit "C"
James M. Ecker	3004 South 31 st St., Omaha, NE	Exhibit "C"
Neil Smith	17516 "V" Street, Omaha, NE	Exhibit "C"
Rick Geiler	21900 No. 162 nd , Greenwood, NE	Exhibit "C"
Cheryl McKenzie	308 So. 111 th St., Omaha, NE	Exhibit "C"

HearthStone Homes, Inc., a
Nebraska corporation

By [Signature] pres
Title

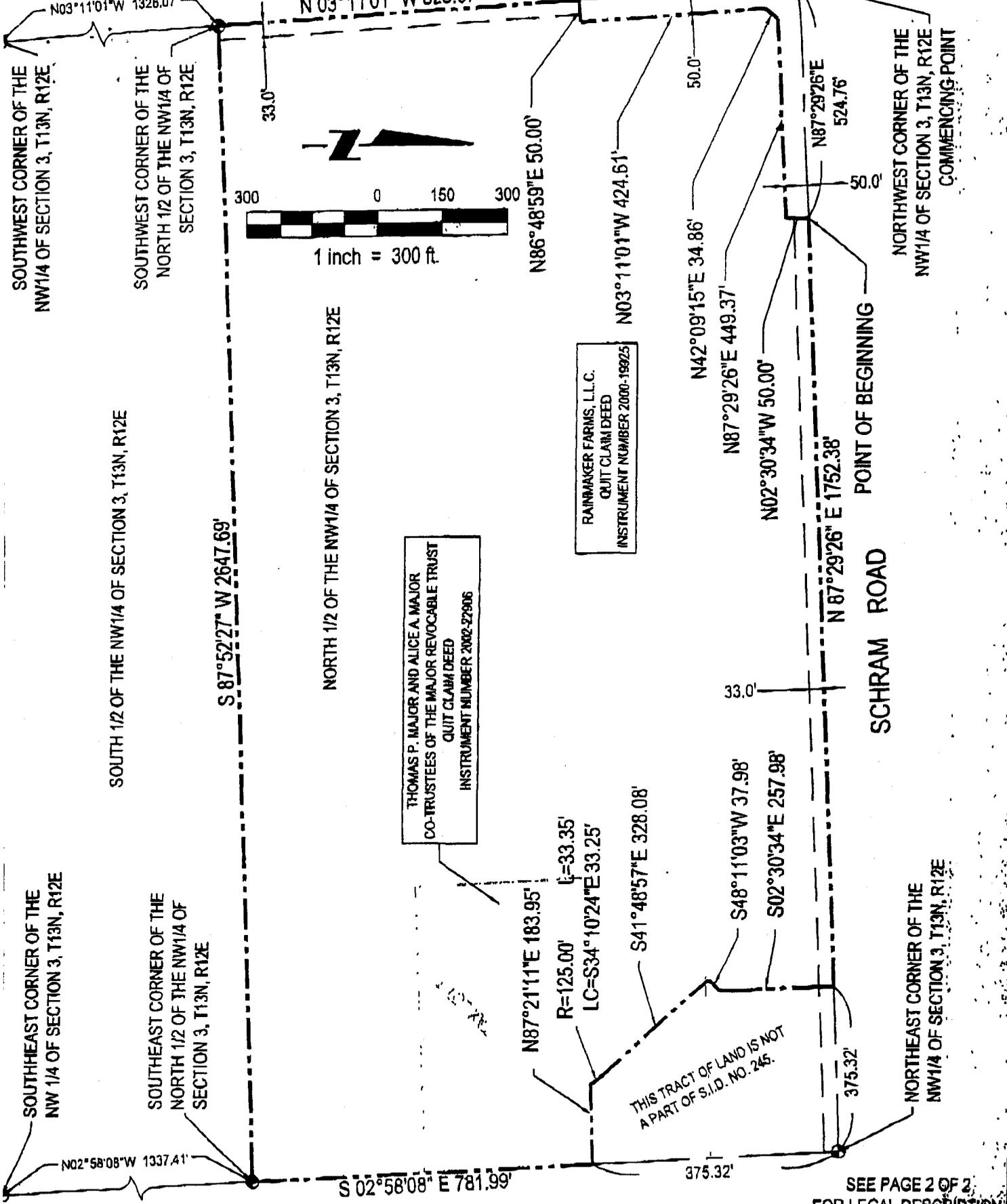
[Signature]
Bruce R. Bahe

[Signature]
James M. Ecker

[Signature]
Neil Smith

[Signature]
Rick Geiler

[Signature]
Cheryl McKenzie



E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 12001 Q STREET OMAHA, NE 68137 PHONE: (402) 893-4700

Drawn by: BVS Chkd by: _____ Date: _____ Chkd by: _____ Date: _____
 Job No.: 2003019.01 Date: 05/08/2003 SHEET 1 OF 2

**S.I.D. NO 245
 DISTRICT BOUNDARY**

SEE PAGE 2 OF 2
 FOR LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 3; AND ALSO TOGETHER WITH PART OF TAX LOT 7, A TAX LOT LOCATED IN THE NE 1/4 OF SAID NW 1/4 OF SECTION 3; ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SEE PAGE 1 OF 2 FOR DRAWING

 E&A CONSULTING GROUP, INC. ENGINEERS • PLANNERS • SURVEYORS <small>12001 Q STREET OMAHA, NE 68137 PHONE (402) 896-1700</small>			
Drawn by: BVS	Chkd by: _____	Date: _____	Chkd by: _____
Job No.: 2003019.01	Date: 05/08/2003	SHEET 2 OF 2	

S.I.D. NO 245
DISTRICT BOUNDARY

Exhibit "A", Page 2

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EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND LOCATED IN PART OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S87°29'25"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 375.32 FEET; THENCE S02°30'34"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S02°30'34"E, A DISTANCE OF 207.98 FEET; THENCE S48°11'02"W, A DISTANCE OF 37.98 FEET; THENCE N41°48'57"W, A DISTANCE OF 71.31 FEET; THENCE N02°52'35"E, A DISTANCE OF 177.65 FEET; THENCE N87°29'26"E, A DISTANCE OF 57.88 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 14,226 SQUARE FEET OR 0.327 ACRES, MORE OR LESS.

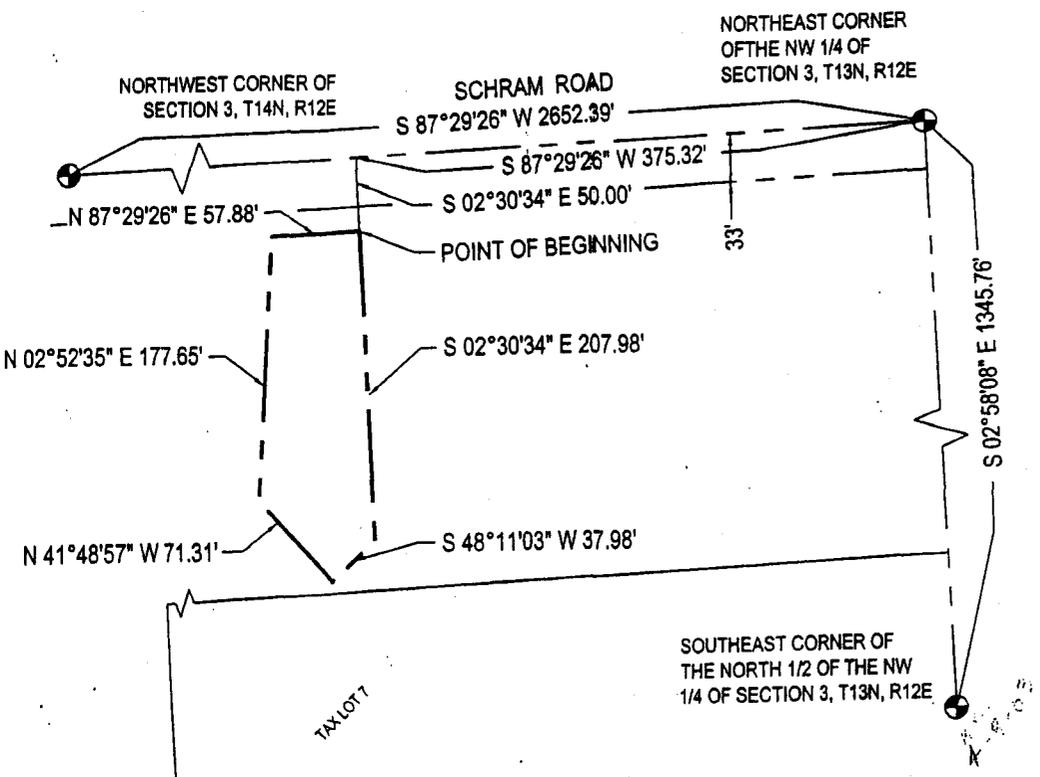
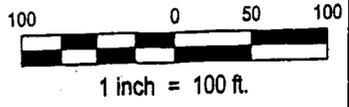
Exhibit "B"

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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ea E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 12001 Q STREET OMAHA, NE 68137 PHONE: (402) 895-4700

Drawn by: EAS Chkd by: _____ Date: _____ Chkd by: _____ Date: _____

No.: 2003019.01 Date: 03/26/2003 SHEET 1 OF 1

TRUSTEE TRACT
 SARPY COUNTY S.I.D. NO. 245
 PAPILLION, NEBRASKA

Exhibit "c"

COPY

IN THE DISTRICT COURT OF SARPY COUNTY, NEBRASKA

IN THE MATTER OF)	DOC.	PAGE
)		
SANITARY AND IMPROVEMENT)		
DISTRICT NO. 245 OF SARPY)	PETITION	
COUNTY, NEBRASKA)		

FILED
 SARPY COUNTY
 DISTRICT COURT
 2003 MAY -9 AM 9:49
 Clerk of Court

COMES NOW the undersigned Petitioners and allege as follows:

I.

The undersigned are the owners of all of the real estate described on Exhibit "A" attached hereto and by this reference made a part of this petition.

II.

The undersigned petitioners have, on this date, filed with the Clerk of the District Court of Sarpy County, Nebraska duly executed Articles of Association forming the Sanitary and Improvement District described in the caption hereof, which District embraces the foregoing described real estate.

III.

Your petitioners allege that all of the provisions of Section 31-727 to 31-793 R.R.S. Neb. 1943, as amended, have been fully complied with and that said District should be found and decreed to be a Sanitary and Improvement District under Sections 31-727 to 31-793, as amended, of the Revised Statutes of the State of Nebraska.

WHEREFORE, your petitioners pray:

1. That the Court find that all of the owners of the real estate described herein and embraced within said District have duly executed this petition.

2. That the court find and decree that the Sanitary and Improvement District described in the caption hereof, the same being Sanitary and Improvement District No. 245 of Sarpy County, Nebraska has been duly organized and constitutes a Sanitary and Improvement District under Sections 31-727 to 31-793 R.R.S., Neb. 1943, as amended, and is entitled, therefore, to all rights, powers and privileges granted by law to such districts and that the five persons nominated as Trustees in the Articles of Association be declared to be the Board of Trustees of said District.

EXECUTED this 9th day of May, 2003

HearthStone Homes, Inc., a Nebraska corporation, Rick Geiler, Cheryl McKenzie James M. Ecker, Bruce R. Bahe, and Neil Smith,

By [Signature]
John H. Fullenkamp, #11404
Fullenkamp, Doyle & Jobeun
11440 West Center Road
Omaha, NE 68144

Their Attorney

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

JOHN H. FULLENKAMP, being first duly sworn upon oath, deposes and states that he is one of the duly authorized attorneys for the foregoing petitioners; that he has read the foregoing petition, knows the contents thereof and that the facts stated therein are true as he verily believes.

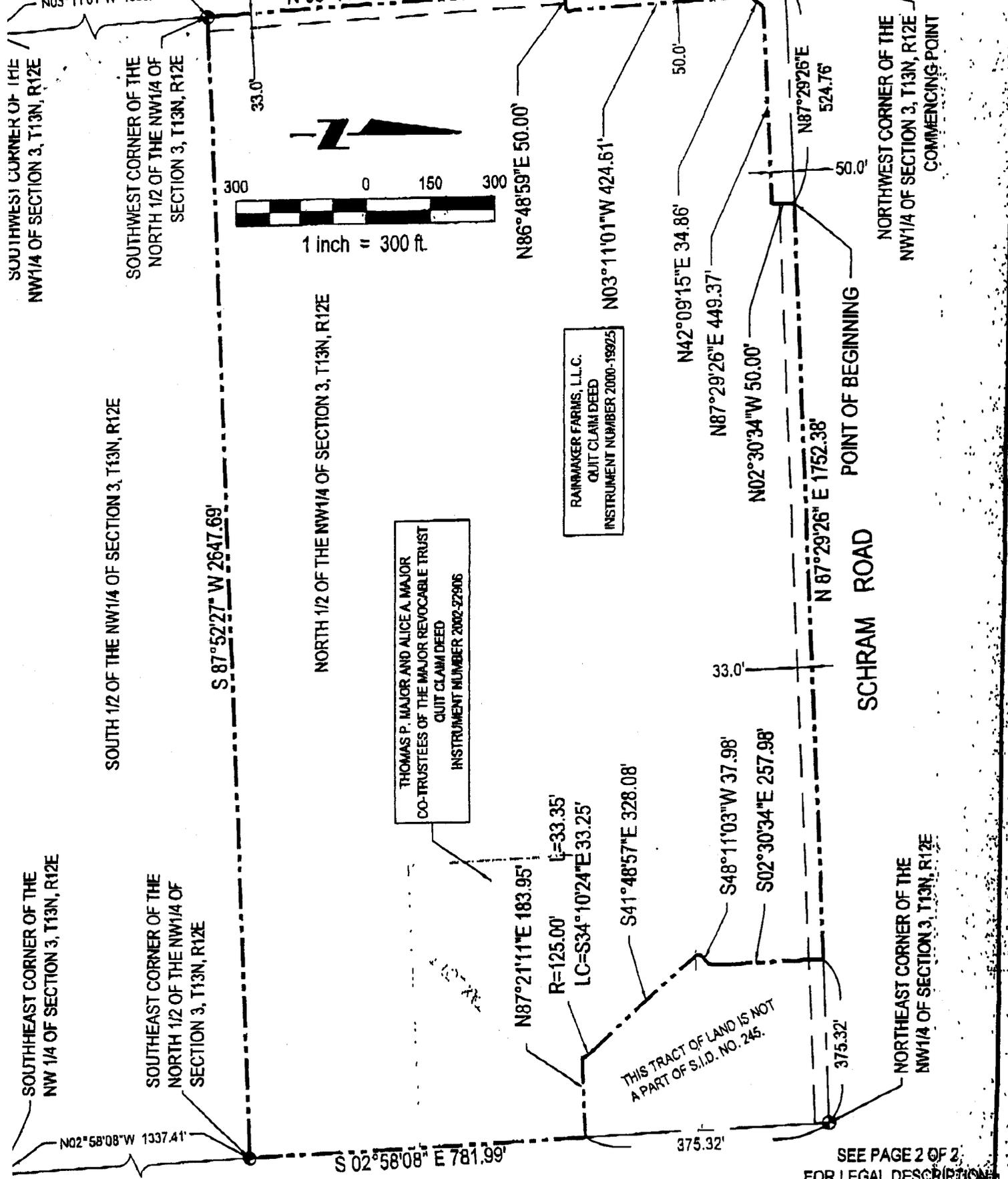
[Signature]
JOHN H. FULLENKAMP

SUBSCRIBED and sworn to before me this 9th day of May, 2003



[Signature]
Notary Public

MY COMMISSION EXPIRES:
JULY 26, 2005



E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 1201 Q STREET OMAHA, NE 68137 PHONE (402) 895-4700

wn by: BVS Chkd by: _____ Date: _____ Chkd by: _____ Date: _____

No.: 2003019.01 Date: 05/08/2003 SHEET 1 OF 2

S.I.D. NO 245
DISTRICT BOUNDARY

SEE PAGE 2 OF 2
 FOR LEGAL DESCRIPTION

Exhibit "A", Page 1

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 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE N87°29'26"E (ASSUMED BEARING) ALONG THE
 NORTH LINE OF SAID NW 1/4 OF SECTION 3, A DISTANCE OF 524.76 FEET TO THE POINT INTERSECTION OF THE SOUTH
 RIGHT-OF-WAY LINE OF SCHRAM ROAD AND SAID NORTH LINE OF THE NW 1/4 OF SECTION 3, SAID POINT ALSO BEING THE
 POINT OF BEGINNING; THENCE CONTINUING N87°29'26"E ALONG SAID NORTH LINE OF THE NW 1/4 OF SECTION 3, A DISTANCE
 OF 1752.38 FEET; THENCE S02°30'34"E, A DISTANCE OF 257.98 FEET; THENCE S48°11'03"W, A DISTANCE OF 37.98 FEET; THENCE
 N41°48'57"E, A DISTANCE OF 328.08 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 125.00
 FEET, A DISTANCE OF 33.35 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S34°10'24"E, A DISTANCE OF 33.25 FEET;
 THENCE N87°21'11"E, A DISTANCE OF 183.95 FEET TO A POINT ON THE EAST LINE OF SAID NORTH 1/2 OF THE NW 1/4 OF
 SECTION 3; THENCE S02°58'08"E ALONG THE EAST LINE OF SAID NORTH 1/2 OF THE NW 1/4 OF SECTION 3, A DISTANCE OF
 81.99 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE NW 1/4 OF SECTION 3; THENCE S87°52'27"W ALONG THE
 SOUTH LINE OF SAID NORTH 1/2 OF THE NW 1/4 OF SECTION 3, A DISTANCE OF 2647.69 FEET TO THE SOUTHWEST CORNER OF
 SAID NORTH 1/2 OF THE NW 1/4 OF SECTION 3; THENCE N03°11'01"W ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 3, A
 DISTANCE OF 828.07 FEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 96TH STREET AND SAID
 WEST LINE OF THE NW 1/4 OF SECTION 3; THENCE N86°48'59"E ALONG SAID EAST RIGHT-OF-WAY LINE OF 96TH STREET, A
 DISTANCE OF 50.00 FEET; THENCE N03°11'01"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 96TH STREET, A DISTANCE OF 424.61
 FEET; THENCE N42°09'15"E ALONG SAID EAST RIGHT-OF-WAY LINE OF 96TH STREET, A DISTANCE OF 34.88 FEET TO THE POINT
 OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF 96TH STREET AND SAID SOUTH RIGHT-OF-WAY LINE OF SCHRAM
 ROAD; THENCE N87°29'28"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD, A DISTANCE OF 449.37 FEET; THENCE
 S02°30'34"W ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD, A DISTANCE OF 50.00 FEET TO THE POINT OF
 BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 3,304,472 SQUARE FEET OR 75.860 ACRES, MORE OR LESS.

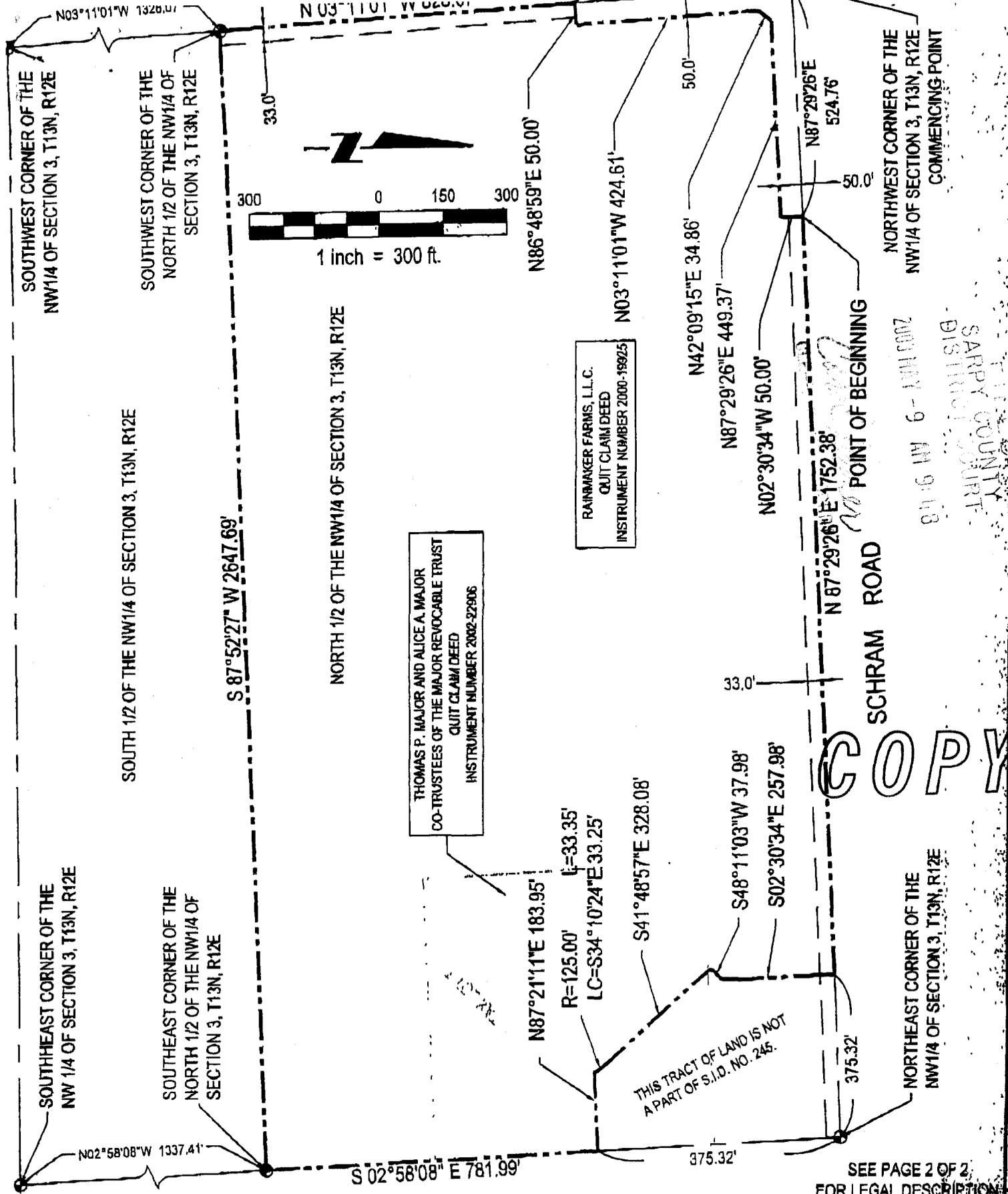
SAID TRACT OF LAND CONTAINS AN AREA OF 85,165 SQUARE FEET OR 1.955 ACRES OF 33.00 FOOT WIDE 96TH STREET AND
 SCHRAM ROAD RIGHT-OF-WAY.

SEE PAGE 1 OF 2 FOR DRAWING

	E&A CONSULTING GROUP, INC. ENGINEERS • PLANNERS • SURVEYORS <small>12001 Q STREET OMAHA, NE 68197 PHONE (402) 896-4700</small>		
	Drawn by: BVS	Chkd by: _____ Date: _____	Chkd by: _____ Date: _____
Job No.: 2003019.01			Date: 05/08/2003
			SHEET 2 OF 2

S.I.D. NO 245
 DISTRICT BOUNDARY

Exhibit "A", Page 2



SOUTHWEST CORNER OF THE NW1/4 OF SECTION 3, T13N, R12E

SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NW1/4 OF SECTION 3, T13N, R12E

SOUTH 1/2 OF THE NW1/4 OF SECTION 3, T13N, R12E

SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NW1/4 OF SECTION 3, T13N, R12E

NORTH 1/2 OF THE NW1/4 OF SECTION 3, T13N, R12E

THOMAS P. MAJOR AND ALICE A. MAJOR
CO-TRUSTEES OF THE MAJOR REVOCABLE TRUST
QUIT CLAIM DEED
INSTRUMENT NUMBER 2002-22906

RAINMAKER FARMS, L.L.C.
QUIT CLAIM DEED
INSTRUMENT NUMBER 2000-19925

COPY

SARPY COUNTY
DISTRICT COURT
JUL 16 AM 6-11 AM 2002

NORTHWEST CORNER OF THE NW1/4 OF SECTION 3, T13N, R12E COMMENCING POINT

NORTHEAST CORNER OF THE NW1/4 OF SECTION 3, T13N, R12E

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION



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S.I.D. NO 245
DISTRICT BOUNDARY

Drawn by: BVS Chkd by: _____ Date: _____ Chkd by: _____ Date: _____

Job No.: 2003019.01 Date: 05/08/2003 SHEET 1 OF 2

A TRACT OF LAND LOCATED IN PART OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 3; AND ALSO TOGETHER WITH PART OF TAX LOT 7, A TAX LOT LOCATED IN THE NE 1/4 OF SAID NW 1/4 OF SECTION 3; ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE N87°29'26"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NW 1/4 OF SECTION 3, A DISTANCE OF 524.76 FEET TO THE POINT INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD AND SAID NORTH LINE OF THE NW 1/4 OF SECTION 3, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N87°29'26"E ALONG SAID NORTH LINE OF THE NW 1/4 OF SECTION 3, A DISTANCE OF 1752.38 FEET; THENCE S02°30'34"E, A DISTANCE OF 257.98 FEET; THENCE S48°11'03"W, A DISTANCE OF 37.98 FEET; THENCE S41°48'57"E, A DISTANCE OF 328.08 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 125.00 FEET, A DISTANCE OF 33.35 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S34°10'24"E, A DISTANCE OF 33.25 FEET; THENCE N87°21'11"E, A DISTANCE OF 183.95 FEET TO A POINT ON THE EAST LINE OF SAID NORTH 1/2 OF THE NW 1/4 OF SECTION 3; THENCE S02°58'08"E ALONG THE EAST LINE OF SAID NORTH 1/2 OF THE NW 1/4 OF SECTION 3, A DISTANCE OF 781.99 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE NW 1/4 OF SECTION 3; THENCE S87°52'27"W ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NW 1/4 OF SECTION 3, A DISTANCE OF 2647.69 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NW 1/4 OF SECTION 3; THENCE N03°11'01"W ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 3, A DISTANCE OF 828.07 FEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 96TH STREET AND SAID WEST LINE OF THE NW 1/4 OF SECTION 3; THENCE N86°48'59"E ALONG SAID EAST RIGHT-OF-WAY LINE OF 96TH STREET, A DISTANCE OF 50.00 FEET; THENCE N03°11'01"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 96TH STREET, A DISTANCE OF 424.61 FEET; THENCE N42°09'15"E ALONG SAID EAST RIGHT-OF-WAY LINE OF 96TH STREET, A DISTANCE OF 34.86 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF 96TH STREET AND SAID SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD; THENCE N87°29'26"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD, A DISTANCE OF 449.37 FEET; THENCE N02°30'34"W ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 3,304,472 SQUARE FEET OR 75.860 ACRES, MORE OR LESS.

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SEE PAGE 1 OF 2 FOR DRAWING



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Drawn by: BVS Chkd by: _____ Date: _____ Chkd by: _____ Date: _____

Job No.: 2003019.01 Date: 05/08/2003 SHEET 2 OF 2

S.I.D. NO 245
DISTRICT BOUNDARY

STATE OF NEBRASKA, }
COUNTY OF SARPY, } ss.

I, Carol Kremer, Clerk of the District Court, in and for Sarpy County in the Second Judicial District of Nebraska, do hereby certify that the above and foregoing is a true copy of
NOTICE (May 9, 2003), DECREE (May 9, 2003), PETITION (May 9, 2003),
ARTICLES OF ASSOCIATION (May 9, 2003), PLAT (May 9, 2003).
entered in a cause in said court wherein
IN THE MATTER OF SANITARY IMPROVEMENT DISTRICT NO. 245 , SARPY COUNTY, NEBRASKA
plaintiff and
defendant Docket CI 03 Page 691, as the same appear fully upon the records of said Court now in my charge remaining as Clerk aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court at Papillion, this 9th day of May A.D. 20.03

Carol Kremer
CLERK

DEPUTY CLERK